

1  
2  
3  
4 BILL NO. Z-76-09-50

5 ZONING MAP ORDINANCE NO. Last

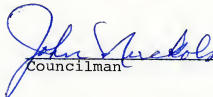
6 AN ORDINANCE amending the City  
7 of Fort Wayne Zoning Map No.  
8 D-6.

9 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
10 FORT WAYNE, INDIANA:

11 SECTION 1. That the area described as follows is  
12 hereby designated a B1B District under the terms of Chapter 36,  
13 Municipal Code of the City of Fort Wayne, Indiana, 1946, as amend-  
14 ed by General Ordinance No. 2836 and amendments thereof; and the  
15 symbol of the City of Fort Wayne Zoning Map No. D-6, referred to  
16 therein established by Section 9, Article III of said Chapter as  
17 amended, are hereby changed accordingly, to-wit:

18 Lots Numbered 81, 82, 83, 84, and 85  
19 of South Walton Avenue Acres Addition,  
according to the recorded plat thereof.

20 SECTION 2. This Ordinance shall be in full force and  
21 effect from and after its passage, approval by the Mayor and  
22 legal publication thereof.

23  
24  
25   
26 Councilman

27  
28  
29  
30  
31  
32  
33  
34  
35 APPROVED AS TO FORM  
AND LEGALITY,  
  
CITY ATTORNEY

Read the first time in full and on motion by Nuckols, seconded by Hunter, and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the day of \_\_\_\_\_, 1976, at \_\_\_\_\_ o'clock P.M., E.S.T.

DATE: 9-28-76

Charles W. Westerman  
CITY CLERK

Read the third time in full and on motion by Nuckols, seconded by King, and duly adopted, placed on its passage.

PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>0</u>	<u>9</u>	<u>          </u>	<u>          </u>	<u>          </u>
BURNS	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
HINGA	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
HUNTER	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
MOSES	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
NUCKOLS	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
SCHMIDT, D.	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
SCHMIDT, V.	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
STIER	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
TALARICO	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

DATE: 11-9-76

Charles W. Westerman  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 1976.  
ATTEST: (SEAL)

CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 1976, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

CITY CLERK

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 1976, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on September 28, 1976, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-76-09-50; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

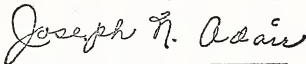
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on October 11, 1976;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held October 18, 1976.

Certified and signed this  
25th day of October, 1976.



---

Joseph N. Adair  
Secretary

Bill No. Z-76-09-50

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance  
amending the City of Fort Wayne Zoning Map No. D-6

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance Do Not PASS.

John Nuckols - Chairman

Paul M. Burns - Vice-Chairman

Vivian G. Schmidt

Winfield C. Moses, Jr.

Donald J. Schmidt

CONCURRED IN

DATE 11-9-76

CHARLES W. WESTERMAN, CITY CLERK

## RECEIPT

Date

Aug 31 76

No.

6839

Received From

R. David Boyer, atty

Address

Fifty dollars

Dollars

50<sup>00</sup>

For

Renting - lots 81, 82, 83, 84 & 85  
South Walton Avenue Acres

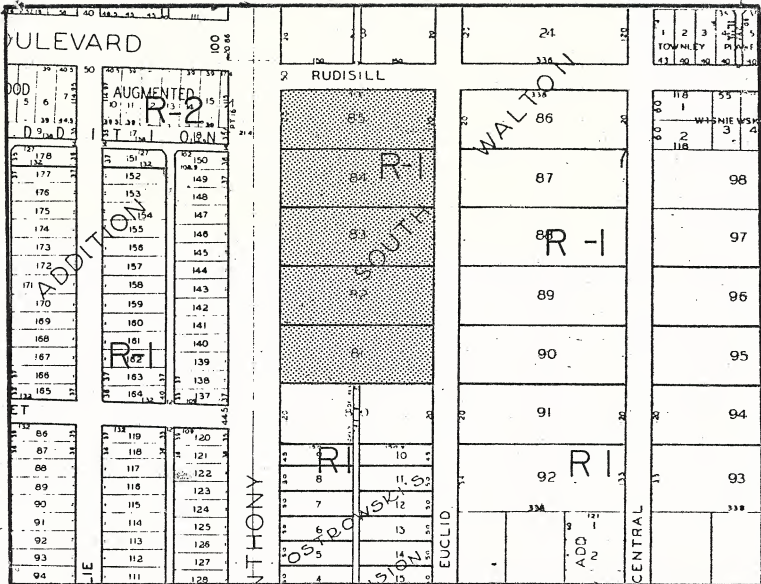
ACCOUNT	HOW PAID
AMT. OF ACCOUNT	CASH
AMT. PAID	CHECK
BALANCE DUE	MONEY ORDER

50-

50-

#15657

By City Plan Commission



To be changed from R-1 to B-1-B

9-1-76

D-6

L.S.

3-76-09-50



TO: COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA

Date Filed \_\_\_\_\_

Intended Use \_\_\_\_\_

I/We First Assembly of God of Fort Wayne, Indiana

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana,  
by reclassifying from a/an R-1 district to a/an B1B district the  
property described as follows:

Lots Numbered 81, 82, 83, 84 and 85 of South Walton Avenue Acres

Addition, according to the recorded plat thereof

(Legal Description)

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum  
(51%) or more of the property described in this petition.

First Assembly of God  
of Fort Wayne, Indiana  
John Southworth

4001 S. Anthony  
1223 E. Rudisill

BY Trustees:

Orville L. Fennig

410 W. Branning

James Davis  
(Name)

6609 Velmar Dr.  
(Address)

Orville L. Fennig  
(Signature)

Legal Description Checked By: \_\_\_\_\_

(City Engineer)

NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for that meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of the ordinances must be made in writing prior to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

R. David Boyer  
(Name)

309 Standard Bldg.  
(Address)

422-7422  
(Telephone Number)

## REMONSTRANCE

## AGAINST PROPOSED ZONING MAP AMENDMENT

We the undersigned being the owners of real estate in the immediate vicinity of the area hereinafter described do hereby remonstrate against the ordinance which proposes to change the classification of the following described real estate from a/an R 1 District, Single Family Residential, to a/an B 1 B District;

(Description):

Lots 81 thru 85 at the southeast corner of Rudisill and Anthony Blvd. in South Walton Avenue Acres Addition.

Ralph Burnett	4103 Euclid
Margaret Burnett	4103 Euclid
Virginia J. Funch knight	4109 Euclid
Cathy J. Howard	4106 Euclid
Donald E. Van Wall	4106 Euclid
Carl Plattner	4117 Euclid
Ruth Plattner	4117 Euclid Ave.
Theresa Bainbridge	4121 Euclid Ave.
Ken Bainbridge	4121 Euclid Ave.
A.R. Shelby	4112 Euclid Ave
Travis Shelby	4112 Euclid Ave
Anna Leaky	4102 Euclid Ave
Patricia Leaky	4102 Euclid Ave.
Phyllis H. Sten	4046 Euclid Ave
Ed Masten	4046 Euclid Ave



REMONSTRANCE

AGAINST PROPOSED ZONING MAP AMENDMENT

We the undersigned being the owners of real estate in the immediate vicinity of the area hereinafter described do hereby remonstrate against the ordinance which proposes to change the classification of the following described real estate from a/an R 1 District, Single Family Residential, to a/an B 1 B District;

(Description):

Lots 81 thru 85 at the southeast corner of Rudisill and Anthony Blvd. in South Walton Avenue Acres Addition.

<i>Charles Walker</i>	<i>4107 Central</i>
<i>Robert B. Walker</i>	<i>4107 Central</i>
<i>Gita M. Bauer</i>	<i>4101 Central Dr.</i>
<i>Richard T. Bauer</i>	<i>4101 Central Dr.</i>
<i>Wanda Harbath</i>	<i>4035 Central Dr.</i>
<i>Charles Stuck</i>	<i>4026 Central Dr.</i>
<i>Irene Stuck</i>	<i>4026 Central Dr.</i>
<i>Mary E. Flinn</i>	<i>4118 Central Dr.</i>
<i>Edward E. Flinn</i>	<i>4118 Central Dr.</i>
<i>Jane Drake</i>	<i>4129 Central Dr.</i>
<i>Ralph Stitt</i>	<i>4130 Central Dr.</i>
<i>Caroline Stitt</i>	<i>4130 Central Dr.</i>
<i>Edwin Langston</i>	<i>4219 Central Dr.</i>
<i>Arthur Langston</i>	<i>4219 Central Dr.</i>
<i>Tom Mack</i>	<i>4129 Central Dr.</i>
<i>John Brandegee</i>	<i>4119 Central Dr.</i>
<i>Curtis Frost</i>	<i>4112 Central Dr.</i>

Mrs. Leroy Metoyer  
4042 Euclid Ave.

Mr. John D. Heflinger

4033 Euclid

Mrs. John D. Heflinger

4033 Euclid

Mrs. Gladys Case 4029 Euclid  
Mathilda Nord 4441 " "  
Otto Nord. " "

Mrs. Lou Sawyer 4128 Euclid

Mrs. Betty Brager 4041 Euclid

Mr. Sam Brager 4041 Euclid

Mrs. Reba Nelson 4045 Euclid Ave.

Forrest H. Nelson 4045 Euclid Ave.

Margaret M. Easton 3833 Euclid Ave

Charles H. Easton 3833 Euclid Ave.

Mrs. Louise H. Bek 3827 Euclid Ave

Mrs. Don (Jean) Fortney 3815 Euclid

Don Fortney 3815 Euclid

Mrs. Virginia Rock 3809 Euclid Ave

Vicki Ober 3804 Euclid Ave

Mrs. Barbara Hardy 3836 Euclid Ave

Jimmie L. Hardy 3836 Euclid

George W. Middleton 4137 Abell

Norman E. Smyser 1906 E. Rudisill Blvd.

Betty J. Smyser 1906 E. Rudisill Blvd.

Betty Jane Furst 4112 Central Hh.

Wayne F Bender 4104 Central Dr.

Betty M. Bender 4106 Central Dr.

## REMONSTRANCE

## AGAINST PROPOSED ZONING MAP AMENDMENT

We the undersigned being the owners of real estate in the immediate vicinity of the area hereinafter described do hereby remonstrate against the ordinance which proposes to change the classification of the following described real estate from a/an R 1 District, Single Family Residential, to a/an B 1 B District;  
(Description):

Lots 81 thru 85 at the southeast corner of Rudisill and Anthony Blvd. in South Walton Avenue Acres Addition.

Mr. Carl W. Baker	4002 Central Dr.
Mr. Carl W. Baker	4002 Central Dr.
Mrs. V. Neuk	4010 Central Dr.
Lois B. Mesing	4016 Central Dr.
Lola Morrison	3922 Central
Mrs. C. W. Braungart	3928 Central Dr.
Mr. C. W. Braungart	3928 Central Dr.
Hilda M. Becker	3907 Central Dr.
Louis J. Becker	3907 Central Dr.
Kurt Henkel	3919 Central Dr.
Paula Henkel	3919 Central Dr.
Mrs. C. W. Adler	3938 Central Dr.
Mrs. D. W. Adler	3935 Central Dr.
Miss Martha Kreniewski	3901 Central Dr.
Miss Clara Haddock	3915 Central Dr.

Mr. Henry G. Reese

Mrs. Henry Reese

Alfred F. Kupper

Fern Schelberry Carpins

Ben Helms.

Ralph Helms.

1926 E. Rudisill Blvd.

1926 E. Rudisill Blvd

4017 Central Dr.

4024 Central Drive

3916 central Dr.

3916 central Dr.

Remonstrance continued

Mary Underhill 4005 Central Rr

Mary Underhill 4005 Central Rr

REMONSTRANCE

AGAINST PROPOSED ZONING MAP AMENDMENT

We the undersigned being the owners of real estate in the immediate vicinity of the area hereinafter described do hereby remonstrate against the ordinance which proposes to change the classification of the following described real estate from a/an R 1 District, Single Family Residential, to a/an B 1 B District;

(Description):

Lots 81 thru 85 at the southeast corner of Rudisill and Anthony-Bldv. in South Walton Avenue Acres Addition.

W. V. Lomax - 4118 So Anthony  
Charlotte Wolf - 4040 So. Anthony  
George Simon 7030 So Anthony  
Howard Wolf 4040 So. Anthony Blvd  
Dean Johnston 4006 So. Anthony Blvd  
Jeanne Johnston 4006 So. Anthony Blvd.  
James E. Hoagland 4002 So. Anthony Blvd  
Jay E. Hoagland 4002 So. Anthony Blvd.  
Mary Ellis 3920 So. Anthony Blvd.  
Jack Ellis 3926 So. Anthony Blvd.  
Lawrence F. Hoeltje (HOELTJE) 3928 So. Anthony  
Della H. Hoeltje (HOELTJE) 3928 So. Anthony  
Korothy Havel 3916 S. Anthony  
Max P. Castota 4039 Lillie  
Mrs Fred Terestine 4020 S. Anthony Blvd

## REMONSTRANCE

## AGAINST PROPOSED ZONING MAP AMENDMENT

We the undersigned being the owners of real estate in the immediate vicinity of the area hereinafter described do hereby remonstrate against the ordinance which proposes to change the classification of the following described real estate from a/an R 1 District, Single Family Residential, to a/an B 1 B District;

## (Description):

Lots 81 thru 85 at the southeast corner of Rudisill and Anthony Blvd. in South Walton Avenue Acres Addition.

<i>Ester L Warner</i>	<i>3819 Euclid Ave.</i>
<i>Leroy J Warner</i>	<i>3819 Euclid</i>
<i>Mameline M. Soest</i>	<i>3805 Euclid Ave.</i>
<i>Robert C. Soest</i>	<i>3805 Euclid Ave.</i>
<i>Carol R. Bracht</i>	<i>3733 Euclid</i>
<i>Glen H. Bracht</i>	<i>3733 Euclid</i>
<i>Clara S. Krawschopf</i>	<i>3717 Euclid</i>
<i>Mr &amp; Mrs Carlisle</i>	<i>3713 Euclid</i>
<i>Mr &amp; Mrs. Bowers Tomoy</i>	<i>3533 Euclid Ave</i>
<i>Joseph D. Thalay</i>	<i>3515 Euclid Ave</i>
<i>Mrs. M. C. Bracht</i>	<i>3602 Euclid Ave.</i>
<i>Mr &amp; Mrs Myron Coy</i>	<i>3606 Euclid Ave</i>
<i>Lucile Driffin</i>	<i>3610 Euclid Ave.</i>
<i>Mr &amp; Mrs James Burnside</i>	<i>3614 Euclid Ave.</i>
<i>Mr &amp; Mrs Herbert F. Becker</i>	<i>3620 Euclid</i>
<i>Richard Jackman</i>	<i>3622 Euclid</i>
<i>Walter E. Robertson</i>	<i>3622 Euclid</i>



REMONSTRANCE

AGAINST PROPOSED ZONING MAP AMENDMENT

We the undersigned being the owners of real estate in the immediate vicinity of the area hereinafter described do hereby remonstrate against the ordinance which proposes to change the classification of the following described real estate from a/an R 1 District, Single Family Residential, to a/an B 1 B District;

(Description):

Lots 81 thru 85 at the southeast corner of Rudisill and Anthony Blvd. in South Walton Avenue Acres Addition.

<u>Bonnie J. Jackson</u>	<u>4107 S. Anthony</u>
<u>Carroll Moses</u>	<u>1702 E. Rudisill</u>
<u>John B. Complick</u>	<u>1706 E. Rudisill Blvd.</u>
<u>Wm. J. Complick</u>	<u>1706 E. Rudisill Blvd.</u>
<u>Edgar J. Spencer</u>	<u>1720 E. Rudisill Blvd.</u>
<u>Robert M. McGraw</u>	<u>1724 E. Rudisill</u>
<u>Don J. McGraw</u>	<u>1724 E. Rudisill</u>
<u>John J. Murphy</u>	<u>1701 E. Rudisill</u>
<u>Elmer M. L. Lippert</u>	<u>1701 E. Rudisill</u>
<u>Bruce Schupp</u>	<u>4010 S. Anthony</u>
<u>Robert E. Hawkins</u>	<u>1709 E. Rudisill Blvd.</u>
<u>Mary M. Hawkins</u>	<u>1709 E. Rudisill Blvd.</u>
<u>Constance J. Hawkins</u>	<u>3926 Reed St.</u>
<u>Robert R. Hawkins</u>	<u>3926 Reed St.</u>

Mildred M. Huber 3721 Euclid ave  
Arthur E. Harris 3810 Euclid ave.  
Mary L. Harni 3810 Euclid ave  
John M. Troup 3814 Euclid  
Gates S. Troup 3814 Euclid  
Charles F. Dick 3827 Euclid Ave  
Lenore M. Dick 3827 Euclid Ave.  
Freddie Bowen 3830 Euclid ave  
Lara A. Spencer 3727 Euclid Ave  
Hilda Halden 3727 Euclid Ave

REMONSTRANCE

AGAINST PROPOSED ZONING MAP AMENDMENT

We the undersigned being the owners of real estate in the immediate vicinity of the area hereinafter described do hereby remonstrate against the ordinance which proposes to change the classification of the following described real estate from a/an R 1 District, Single Family Residential, to a/an B 1 B District;  
(Description):

Lots 81 thru 85 at the southeast corner of Rudisill and Anthony Blvd. in South Walton Avenue Acres Addition.

1402 1/2 E. Rudisill 1912 E Rudisill  
Bertina Donovan 1918 E Rudisill  
Donald E. Thompson 2001 E Rudisill  
Judith E. Olson 2025 E. Rudisill  
J.M. Lohman 2122 E Rudisill  
Mrs. Hazel M. Howard 2114 E Rudisill Blvd

REMONSTRANCE

AGAINST PROPOSED ZONING MAP AMENDMENT

We the undersigned being the owners of real estate in the immediate vicinity of the area hereinafter described do hereby remonstrate against the ordinance which proposes to change the classification of the following described real estate from a/an R 1 District, Single Family Residential, to a/an B 1 B District;

(Description):

Lots 81 thru 85 at the southeast corner of Rudisill and Anthony Blvd. in South Walton Avenue Acres Addition.

Constance C. Barnes	4037 S. Anthony Blvd.
Bernice Barnes	4037 S. Anthony Blvd.
Elaine Karthall	4045 S. Anthony Blvd.
F. J. Karthall	4045 S. Anthony Blvd.
Wayne M. Young	4113 S. Anthony Blvd.
Rosalie M. Young	4113 S. Anthony Blvd.
Irma M. Ederson	4117 S. Anthony Blvd.
Kath. C. Ederson	4117 S. Anthony Blvd.
M. F. Martin	4121 S. Anthony Blvd.
Rita F. Martin	4121 S. Anthony Blvd.
Terry E. Bright	4225 S. Anthony Blvd.
Bonnie K. Johnson	4204 S. Anthony Blvd.
Elmer H. Johnson	4204 S. Anthony Blvd.
Natoli Higgins	4127 S. Anthony Blvd.
Charles H. Higgins	4127 S. Anthony Blvd.

REMONSTRANCE

AGAINST PROPOSED ZONING MAP AMENDMENT

We the undersigned being the owners of real estate in the immediate vicinity of the area hereinafter described do hereby remonstrate against the ordinance which proposes to change the classification of the following described real estate from a/an R 1 District, Single Family Residential, to a/an B 1 B District;

(Description):

Lots 81 thru 85 at the southeast corner of Rudisill and Anthony Blvd. in South Walton Avenue Acres Addition.

Robert A. Sessler 3803 S. Anthony Ave.  
Mrs. Julie L. Carlson 3809 S. Anthony Blvd.  
John M. Donelson 3809 S. Anthony Blvd.  
Mr & Mrs Bernard Grier 3617 S. Anthony  
Mr & Mrs Emil Scherer 3615 S. Anthony  
Mr & Mrs Richard Kelling 3609 S. Anthony  
Mr & Mrs Anderson (Kocher) 3612 S. Anthony  
Mr & Mrs A. S. Jensen 3718 S. Anthony  
Mrs R. Klinker 3716 S. Anthony  
Mrs Bert H. Smith 3712 S. Anthony  
Mr Carl E. Gresley 3722 S. Anthony  
Mrs Carl E. Gresley 3722 S. Anthony

DIGEST SHEET

TITLE OF ORDINANCE Zoning Map Amendment Ordinance **3-76-08-50**

DEPARTMENT REQUESTING ORDINANCE CITY PLAN COMMISSION

SYNOPSIS OF ORDINANCE Petitioners are requesting the rezoning  
of the following described property:

Lots # 81, 82, 83, 84 and 35 of South Walton Avenue Acres,

Addition, generally located south of Rudisill Blvd., east of  
South Anthony Blvd and west of Euclid Street.

From "R1" to "BlB"

EFFECT OF PASSAGE Property is presently zoned "R1" District - One

Family Residential, (Presently uses are legal non-conforming)

Petitioners are requesting a "BlB" District - Limited Business.

EFFECT OF NON-PASSAGE Property would remain "R1"

MONEY INVOLVED (Direct Costs, Expenditures, Savings) none

ASSIGNED TO COMMITTEE (J.N.) Regulation *Phew*